



CITY of CALABASAS

**Architectural Review Panel
Action Agenda
Special Meeting**

Thursday April 13, 2:30 P.M.
Council Chambers, City Hall
100 Civic Center Way, Calabasas
www.cityofcalabasas.com

The starting times listed for each agenda item should be considered a guideline only. The Architectural Review Panel reserves the right to alter the order of discussion in order to run an effective meeting. If you wish to assure yourself of hearing a particular discussion, please attend the entire meeting.

Opening Matters – 2:30 P.M.:

▪ Call to Order

The Meeting was called to order at 2:35 P.M. Panel members in attendance: Camille Mugerdechian-Armen, Ken Stockton, Jim Surdyk, Will Shippird, and Mark Handel. Staff members in attendance: Glenn Michitsch and Michael Klein

▪ General Discussion

None

Comments from members of the public:

Carl Erlich asked what takes precedent, affordable housing and the rights given under State Law or the City's desire for revenue. City staff explained briefly that his question was not under the purview of the Panel, and could follow up with staff for that answer, and that the public comment period was for his opportunity to comment on the design of the project.

New Business (2:35 PM)

1. Selection of Chair and Vice-Chair

The Panel selected Mark Handel as Chair (Approved 5-0) and Ken Stockton as Vice Chair (Approved 5-0)

Review Item(s) – (2:45 P.M.)

2. **File No. 150000964.** A request for a Site Plan Review, Conditional Use Permit, General Plan Amendment, Zone Change and Oak Tree Permit to demolish an existing 2-story office building and construction of a new approximately 44,000 square-foot mixed use project, which includes 1,620 square-feet of commercial retail space and 42 age restricted residential units. The applicant is requesting to change the General Plan land use designation from Business-Professional Office (B-PO) to Mixed Use 0.95 (MU 0.95) and the zoning designation from Commercial Office (CO) to Commercial Mixed-Use (CMU). The proposed project includes five (5) affordable housing units located on-site and designated for very low income seniors (55+). The applicant is requesting a height concession and a density bonus for providing 10% very low income units. The subject site is located at 23480 Park Sorrento, within the Commercial Office zoning district.

Submitted by: Ken Stockton Architects
Planner Michael Klein
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Panelist Ken Stockton recused himself due to the fact that he is the project architect, and a member of the Panel.

Project applicant, Rick Stockton, described the revisions made to the project since the March 10, 2017 ARP meeting. The Panel overall feels like the applicant addressed many of the Panel's previous concerns adequately, but made a few more minor suggestions. The Panel commented that the parapets are a little thin, and to consider returning them to thicken the appearance of them, or transitioning them in a way that makes them appear thicker. The Panel also suggested that the project consider using clay roof tile as opposed to a painted concrete tile. Furthermore, the Panel suggested the clock tower element needs a bit more height to accentuate the element, and articulated from top to bottom. The Panel overall recommended approval of the design, and to consider incorporating the final recommendations into the design.

Adjournment to the Regular Meeting of the Architectural Review Panel on April 28, 2017 at 2:30 P.M., City Hall, Council Chambers, 100 Civic Center Way.

Respectfully Submitted by: _____
Glenn Michitsch, Senior Planner

On April 13, 2017, these **Action Minutes** were APPROVED by an affirmative vote of the members present.

Mark Handel, Chair